

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, April 15, 2009

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m. Docket No. 08100014 Z: 146th & Gray Rezone (146th Street Office Complex)

The applicant seeks approval to rezone 11.6 acres from S-1/Residence to B-1/Business (with commitments) for an office/retail development. The site is located at the southeast corner of 146th St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.

Docket No. 08100015 PP: 146th Street Office Complex

The applicant seeks primary plat approval for 10 lots on 11.6 acres. One subdivision waiver is requested:

Docket No. 08100016 SW SCO 6.05.01: all lots shall abut a public street

The site is located at the southeast corner of 146th St. and Gray Rd. and is zoned S-1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.

Kelli Lawrence presented on behalf of Hearthview Residential. The project plan has been revised from the original that was already filed. This plan includes a 75,000 sq. ft. garden office complex, product and bank out lot. The main items that will be revised are: additional landscaping (including an underground detention and adjusting the depth of the retention pond) along with allowing for NO retail usage. They are currently working with the neighbors. For today's meeting they are presenting for the rezone of the property. Plan to return at a later date to present the ADLS and development plans.

Joanie Clark-Vectren

- Distributed contact information for service requests
- Main extension most likely will be required

Shirley Hunter-Duke Energy

- Distributed contact information for service requests
- Has not reviewed revised plat drawing at this time
- Requested Auto CAD file of site layout

Robb Chadwell-Hamilton Co. Highway Dept.

- Requested a current traffic analysis be conducted for traffic at 146th & Gray Rd.

Greg Hoyes - Hamilton County Surveyor's Office

- Rezone-no new comments (referred to letter 12/12/08 for prior comments)
- Revised Plat-received on 4/14/09, currently reviewing

Nick Redden- Engineering

- Rezone-no comments at this time
- Revised Plat-received on 4/14/09, currently reviewing & will send comments

Ryan Hartman-CTRWD

- Project falls outside of service area no comments

Scott Brewer-Urban Forestry

- No comments on rezone
- Revised Plat-received on 4/14/09
- Where new landscape going to be?

-Working with neighbors and will contact directly at later time

David Littlejohn-DOCS

-Sent a comment letter, no further comment at this time

Christine Barton Holmes-DOCS

-No comments at this time

Angie Conn-DOCS

-Vacant home-working with original property owner to either stabilize or demolish

-No other issues at this time

Alexia Donahue-Wold-DOCS

-Prior to submitting permit for Stormwater Management approval, Landscape plans are to be approved/stamped "special approval" for tree preservation to ensure tree preserving is in place prior to any work being started

END

9:10 a.m.
Golf Club

Docket No. 09030004 TAC: Temporary Cell Tower Facility – Crooked Stick

The applicant seeks TAC approval to construct a temporary wireless communications facility for the PGA Senior Open, to be held at Crooked Stick Golf Club. The site is located at 11128 Crooked Stick Lane, and is zoned P1/Parks & Recreation. Filed by Elizabeth Bentz Williams of Clark, Quinn, Moses, Scott, & Grahn for Com-Tech Services.

Elizabeth Bentz Williams presented. Also present for Verizon Wireless were: Muhammad Bhutto, Gerald Baker, Jim Richard Taylor and Marilyn Kleist. The petitioner is seeking approval for a temporary cell tower facility during the US Senior Open golf tournament. The tournament will take place at Crooked Stick Golf Course from July 27 – August 2, 2009. The cell unit is portable and will be a 67 ft. high (including lighting rod) tower mounted on a portable truck. Location of the unit will in area of the existing maintenance building. The USGA requested generated power to be used during event. The generators will be running constantly but are considered to be "quiet" generators and will be located approx. 23 feet from TV tents. Maximum noise level of generator is 65 dBA (a human speaking voice is considered to be 70 dBA). Construction will begin in mid-May so facility will be completed, tested and adjustments made before tournament begins and will be removed by August 7, 2009.

Joanie Clark-Vectren

-Services are not required

Shirley Hunter-Duke Energy

-Services are not required

Robb Chadwell-Hamilton Co. Highway Dept.

-Has not reviewed plans

-Will existing drives be used for placement of portable unit?

Petitioner-Yes they plan to use existing access ways

-No further comments

Greg Hoyes - Hamilton County Surveyor's Office

-Sent comment letter, No new comments at this time

Nick Redden- Engineering

-Outside of service area, No comments

Ryan Hartman-CTRWD

-No issues at this time

Scott Brewer-Urban Forestry

-Sent comments via email evening 4/14/09, No new comments at this time

David Littlejohn-DOCS

-No comments

Christine Barton Holmes-DOCS

-No comments

Angie Conn-DOCS

-No comments

Alexia Donahue-Wold-DOCS

-No comments

END

9:20 a.m.

Conseco/Higher Education Land Use

The applicant seeks the following use variance approval:

Docket No. 09090003 UV Appendix A: Use Table -- Private higher education institution in M3 District

The site is located at 1289 City Center Drive and is zoned M-3/ Manufacturing. Filed by Jeff Groth of Conseco.

Petitioner withdrew docket prior to meeting

END

9:30 a.m.

Docket No. 09030013 SU: Private Golf Course - Reed Property

The applicant seeks approval for a private golf course on a residential property. The site is located at 12351 West Rd. and is zoned S-1/Residence.

Filed by Eric Gleissner of Civil Site Group, Inc. on behalf of Stuart Reed, owner.

Eric Gleissner presented on behalf of petitioner who is seeking to add 8 acres (to the south) to the existing 35 acre parcel located at 12351 West Road-residence of Stuart Reed. Mr. Reed is requesting the additional 8 acres to be added to the existing golf course and will also consist of tee boxes, fairways, and greens to allow for owner and guests to play golf on property. Previously the 8 acres was farm land and there are no plans to have structures or buildings. Eric Miller was also present with Mr. Gleissner.

Joanie Clark-Vectren

-No comments

Shirley Hunter-Duke Energy

-No conflicts with facility on site, No comments

Robb Chadwell-Hamilton Co. Highway Dept.

-Project falls outside service area, No comments

Greg Hoyes - Hamilton County Surveyor's Office

-Working on comment letter, do not foresee any problems at this time

Nick Redden- Engineering

-Presented comment letter during meeting with general comments

Ryan Hartman-CTRWD

-No issues with plans

Scott Brewer-Urban Forestry

-Sent comments via email on April 14, minor comments

-New landscape plans-

-Approx. 10 trees are Pine Oaks (existing-transferred from prior area)

-Maple trees to be switched out with Bur Oaks or other suggested Oaks

-Plan to remove various specie trees along fence row; larger diameter

-Scott to provide contact information on Urban Lumber with portable sawmill; Reuse wood for other uses on property

David Littlejohn-DOCS

-No comments

Christine Barton Holmes-DOCS

-Considered a “Special Use” as Private Recreational Facility in S1 Zone

-Need to file under Board of Zoning Appeals to grant special use

Angie Conn-DOCS

-No comments

Alexia Donahue-Wold-DOCS

-No comments

END